



SW 31st Avenue at Davie Boulevard, after

# Davie Boulevard Master Plan Overview



SW 31st Avenue at Davie Boulevard, before

- Commercial areas maintain their original layout of parking in the front and the stores in the back.
- Strong and clear pedestrian connections with Melrose Park.

*Davie Boulevard between SW 35th Avenue and SR 441 gateways:*

- Primary uses in this area are multi-family residential and commercial.
- The pedestrian connection emphasized on the north side, between the gateway and the commercial development.

## Redevelopment

Four potential redevelopment opportunities are identified as part of the draft plan. These catalyst projects are intended to accomplish the following redevelopment goals:

### Purpose of Catalyst Projects

1. Foster new development
2. Add education and interest
3. Enhance greenspace and walkability
4. Increase activity and enhance identity

## Proposed Catalyst Areas

1. Riverland & Davie Shopping Center Node
2. Main Street Davie Boulevard District (segment of Davie Boulevard between SW 27th Avenue and SW 31st Avenue)
3. Western Gateway - "441/State Route 7 Node"
4. "Publix Node"

## Introduction

The Davie Boulevard Corridor Master Plan is a guide for public and private investment in a two mile study area along Davie Boulevard between Interstate 95 to the east and 441/State Road 7 to the west in the City of Fort Lauderdale. The plan assesses area needs, interests, and opportunities with input from series of interactive public workshops, stakeholder interviews, and committee meetings. The strategies identified in the draft plan reflect the community's vision for economic development, corridor beautification, land use and area character, and real estate development.

This document represents the draft recommendations for Davie Boulevard.



### Goals for Davie Boulevard

- The design and function of Davie Boulevard should be as a public realm for residents, workers, and visitors in the corridor first, and as a through route to destinations outside the neighborhood second
- Proposed commercial and institutional development should respond to the desires of the surrounding neighborhoods
- Neighborhood residents, property owners, business owners, and neighborhood institutions should all have an active and continuing role in the development of the Davie Boulevard corridor
- Alternative transportation modes including walking, biking, and transit, should take priority over promoting the flow of automobile traffic

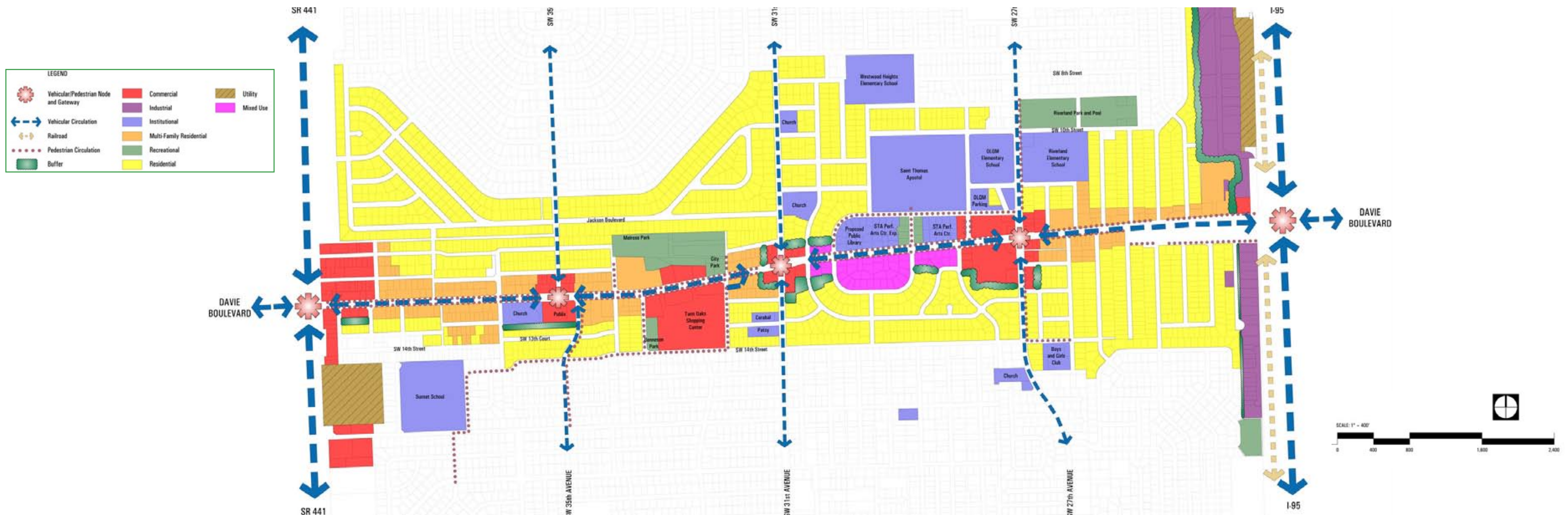
### Guiding Principles for Davie Boulevard

- Protect and enhance Davie Boulevard as a vibrant neighborhood commercial corridor
- Preserve surrounding residential neighborhoods
- Encourage and support mixed-use development along the corridor
- Strengthen linkages to public spaces and open spaces
- Create a pedestrian-friendly environment
- Create a balance between the diverse-neighborhood serving retail and new development

### Visioning quote

*"Davie Boulevard – Ethnic diversity, small cultural trend restaurants, professional business all in walking distance"*





### Vision for Davie Boulevard

Davie Boulevard becomes the ‘center spine’ along which vehicular and pedestrian activities gravitate: a linear and green welcoming space where main connections and activities are developed, at the community and regional levels.

The Boulevard, an ‘oasis of green’ in the community, is defined by a strong landscape treatment that embraces part of the roadway and all the pedestrian areas. This landscape presence will become a catalyst that will expand gradually through the rest of the neighborhoods, especially along the vehicular and pedestrian circulation.

The Boulevard, although of unified image, will adjust to these uses: multi-family, commercial, institutional, and mixed-use.

### Draft Master Plan Highlights

The Davie Boulevard corridor is currently dominated by low density commercial development. Beyond the corridor are mostly compact single family neighborhoods consisting of quarter-acre lots. Pockets of high density residential development can be found near Davie

Boulevard, particularly at intersections with Riverland Road and State Road 7.

Residential, commercial, and institutional land uses dominate the study area, with the largest land use being single family residential.

The plan presents the following recommendations that support the community vision:

#### Land Use

- Introduction of mixed use residential
  - Maintain residential but at higher density, i.e. townhomes
  - Allow for single family conversion to higher density residential and mixed use directly on Davie Boulevard. Specifically, the area between SW 27th Avenue and SW 31st Avenue.
- Creation of a stronger civic presence adjacent to the proposed St. Thomas Aquinas HS performance center
- New and enhanced pedestrian connections to Melrose Park. The future expansion of Melrose Park into parcels along the North side of the Boulevard to create a strong link with the Boulevard.
- Design major/minor nodes where retail is concentrated

#### Gateways

Develop significant gateways that announce arrival into the Davie Boulevard community:

##### Primary Gateways

*These gateways should convey the idea of ‘entering and leaving’ the Boulevard.*

- State Road 7/441
- Interstate-95

##### Secondary Gateways

*These gateways are characterized for being spaces strongly defined by the buildings, the landscape and the gateway icons. The scale of these spaces is much smaller than in the Primary Gateways.*

- SW 27th Avenue
- SW 31st Avenue
- SW 35th Avenue

#### Enhance Greenspace and Walkability

*The Master Plan identifies several opportunities to create a strong pedestrian realm:*

- Expand and enhance pedestrian connections along the corridor
- Create a physical presence of Melrose Park onto Davie Boulevard
- Enhance the Melrose Park entrance

#### Foster New Development

*The master plan presents the following recommendations to stimulate new development along Davie Boulevard.*

- New medium density residential at nodes
- Encourage new mixed use development across from St. Thomas Aquinas Performing Arts Center
- Introduce of live-work residential near State Road 7/441 intersection
- Relocation of Library to a site adjacent to the proposed performing arts center

### Character Along Davie Boulevard

*Davie Boulevard between I-95 and SW 27th Avenues gateways:*

- Primarily multi-family and in a lesser degree, single family.
- Pedestrian circulation is emphasized at the beginning of the Boulevard
- The corners at the primary intersections allow space for an accent landscape. These corners which in many cases are also part of the gateways, will also provide space for some seating areas, pedestrian furniture, lighting and signage.

*Davie Boulevard between SW 27th and 31st Avenues gateways – Main Street Davie Boulevard:*

- Primary uses along this portion of the road are institutional and mixed-use.
- Commercial uses are located at the gateway nodes. This area along the Boulevard becomes the center of public and civic activities.
- Key features include the presence of a new public library site (long term project), the Performing Arts Center, the pedestrian plazas, dialoguing with a series of mixed-use buildings (commercial, office and residential).
- The pedestrian walkways along this section should provide as many

amenities as possible, given the strong pedestrian use of this section of the Boulevard. For example, the cafes and restaurants should be able to expand into some areas of the ROW, without restricting the pedestrian circulation.

- Strong and clear connections with the neighborhood areas

*Davie Boulevard between SW 31st and 35th Avenues gateways:*

- Uses along this portion of the road are commercial, multi-family residential and recreational, with Melrose Park on the north side. The commercial component increases in importance, and is located midway along this section.

